

ALBANY COUNTY

Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 36,299 in 2010 to 37,956 in 2015, or by 4.6 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 5.6 percent, and the number of people from 55 to 64 years of age increased by 6.7 percent. The white population increased by 2.7 percent, while the black population increased by 49.2 percent. The Hispanic population increased from 3,202 to 3,583 people between 2010 and 2015 or by 11.9 percent. These data are presented in Table II.1.1, below.

Table II.1						
Profile of Population Characteristics						
Albany County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	36,299	37,956	4.6%	563,626	586,107	4.0%
Age						
Under 14 years	5,083	5,381	5.9%	113,371	116,880	3.1%
15 to 24 years	11,434	11,815	3.3%	78,460	78,529	0.1%
25 to 44 years	9,300	9,824	5.6%	144,615	153,641	6.2%
45 to 54 years	3,718	3,216	-13.5%	83,577	71,070	-15.0%
55 to 64 years	3,598	3,839	6.7%	73,513	81,288	10.6%
65 and Over	3,166	3,881	22.6%	70,090	84,699	20.8%
Race						
White	33,708	34,619	2.7%	529,110	543,292	2.7%
Black	443	661	49.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	296	406	37.2%	14,457	15,757	9.0%
Asian	1,045	1,286	23.1%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	30	32	6.7%	521	676	29.8%
Two or more races	777	952	22.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	3,202	3,583	11.9%	50,231	58,207	15.9%

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 17,402 persons, were female. In 2015, the number of males rose to 19,848 persons, and accounted for 52.3 percent of the population, with the remaining 47.7 percent, or 18,108 persons being female.

Table II.1.2 Population by Age and Gender Albany County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,656	2,427	5,083	2,779	2,602	5,381	5.9%
15 to 24 years	6,032	5,402	11,434	6,266	5,549	11,815	3.3%
25 to 44 years	5,075	4,225	9,300	5,391	4,433	9,824	5.6%
45 to 54 years	1,843	1,875	3,718	1,635	1,581	3,216	-13.5%
55 to 64 years	1,807	1,791	3,598	1,916	1,923	3,839	6.7%
65 and Over	1,484	1,682	3,166	1,861	2,020	3,881	22.6%
Total	18,897	17,402	36,299	19,848	18,108	37,956	4.6%
% of Total	52.1%	47.9%	.	52.3%	47.7%	.	

At the time of the 2010 Census, there were 2,248 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 6.8 percent, as shown in Table II.1.3, below.

Table II.1.3 Group Quarters Population Albany County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁷⁴	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
Total	133	150	12.8%
Noninstitutionalized			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Noninstitutions	121	112	-7.4%
Total	2,278	2,098	-7.9%
Group Quarters Population	2,411	2,248	-6.8%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial Census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

⁷⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.1.4, below, shows data on household type by tenure in the 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,472 family households, of which 5,958 housed married couple families and 1,514 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 690 families, or a female householder with no husband present, of which there were 824 families. There were also an estimated 7,968 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Albany County was 48.4 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Albany County, 79.7 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Family Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,472	48.4%	147,321	65.3%
Married-couple family	5,958	79.7%	117,624	79.8%
Owner-occupied housing units	4,621	77.6%	97,837	83.2%
Renter-occupied housing units	1,337	22.4%	19,787	16.8%
Other family	1,514	20.3%	29,697	20.2%
Male householder, no wife present	690	45.6%	9,885	33.3%
Owner-occupied housing units	324	47.0%	5,955	60.2%
Renter-occupied housing units	366	53.0%	3,930	39.8%
Female householder, no husband present	824	54.4%	19,812	66.7%
Owner-occupied housing units	248	30.1%	9,942	50.2%
Renter-occupied housing units	576	69.9%	9,870	49.8%
Nonfamily households	7,968	51.6%	78,193	34.7%
Owner-occupied housing units	2,536	31.8%	42,555	54.4%
Renter-occupied housing units	5,432	68.2%	35,638	45.6%
Total	15,440	100.0%	225,514	100.0%

Table II.1.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 3,523 two-person family households, 1,684 three-person family households and 1,504 four-person family households. One-person non-family households made up 61.2 percent of all non-family households or an estimated 4,879 households. Albany County's two persons households made up 36.7 percent of total housing units and four person households made up an additional 11.8 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.1.5				
Household Type by Household Size				
Albany County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Albany County				
One Person	.	4,879	4,879	31.6%
Two Person	3,523	2,144	5,667	36.7%
Three Person	1,684	560	2,244	14.5%
Four Person	1,504	318	1,822	11.8%
Five Person	484	67	551	3.6%
Six Person	199	0	199	1.3%
Seven Person	78	0	78	.5%
Total	7,472	7,968	15,440	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,667 two-person households, 3,050 were owner-occupied and 2,617 were renter-occupied. Of the 1,822 four-person households, 1,108 were owner-occupied and 714 were renter-occupied. Further household size data by tenure are presented in Table II.1.6, below.

Table II.1.6				
Tenure by Household Size				
Albany County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Albany County				
One Person	1,924	2,955	4,879	31.6%
Two Person	3,050	2,617	5,667	36.7%
Three Person	1,162	1,082	2,244	14.5%
Four Person	1,108	714	1,822	11.8%
Five Person	345	206	551	3.6%
Six Person	124	75	199	1.3%
Seven Person or more	16	62	78	.5%
Total	7,729	7,711	15,440	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.1.7, on the following page, Albany County had a total of 18,373 housing units of which 15,440 or 84.0 percent were occupied. Of these occupied units, 50.1 percent, or 7,729 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,933 units or 16.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.1.7 Housing Units by Tenure Albany County 2010-2014 5-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,440	84.0%	225,514	85.0
Owner-Occupied	7,729	50.1%	156,289	69.3
Renter-Occupied	7,711	49.9%	69,225	30.7
Vacant Housing Units	2,933	16.0%	39,681	15.0
Total Housing Units	18,373	100.0%	265,195	100.0

Table II.1.8, below, shows that of the 2,933 housing units in Albany County as reported in the 2014 ACS data, 582 or 19.8 percent were for rent and 89 or 3.0 percent were for sale. An estimated 1,356 units were for seasonal, recreational, or occasional use, and 646 or 22.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.1.8 Disposition of Vacant Housing Units Albany County 2010-2014 5-Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	582	19.8%	5,921	14.9%
Rented, but not occupied	260	8.9%	1,577	4.0%
For sale only	89	3.0%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	1,356	46.2%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	646	22.0%	10,922	27.5%
Total	2,933	100.0%	39,681	100.0%

Table II.1.9, at right, presents different income statistics for Albany County. According to the 2014 ACS data averages, median family income for Albany County was \$66,215 compared to the statewide average of \$72,086. Per capita income for Albany County, which is calculated by dividing total income by population, was \$24,401, which compared to \$29,381 for the State of Wyoming.

Table II.1.9 Median and Per Capita Income Albany County 2010-2014 5-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	66,215	72,086
Median Household Income	42,298	58,252
Per Capita Income	24,401	29,381

Table II.1.10, on the following page, shows households by income for Albany County and the State of Wyoming. In Albany County, there were a total of 3,301 households or 21.4 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,827 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.9 percent of total households and numbered 2,451 in Albany County.

Table II.1.10 Households by Income Albany County 2010-2014 5-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,301	21.4%	21,756	9.6%
15,000 - 19,999	1,052	6.8%	10,739	4.8%
20,000 - 24,999	804	5.2%	11,332	5.0%
25,000 - 34,999	1,773	11.5%	22,763	10.1%
35,000 - 49,999	1,827	11.8%	30,423	13.5%
50,000 - 74,999	2,534	16.4%	43,643	19.4%
75,000 - 99,999	1,698	11.0%	31,799	14.1%
100,000 and above	2,451	15.9%	53,059	23.5%
Total	15,440	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.1.11, below. In total, the poverty rate in Albany County was 27.6 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Albany County had a poverty rate of 26.2 percent and the female population had a poverty rate of 29.1 percent. There were 201 males and 325 females in poverty under the age of 5. Overall, 5.5 percent of persons in poverty in Albany County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 297 individuals with incomes below the poverty level which represented 3.1 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.1.11 Poverty by Age Albany County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Albany County				
5 and Below	201	325	526	5.5%
6 to 17	484	373	857	8.9%
18 to 64	3,949	3,994	7,943	82.5%
65 and Older	137	160	297	3.1%
Total	4,771	4,852	9,623	100.0%
Poverty Rate	26.2%	29.1%	27.6%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

Table II.1.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Albany County saw an average of 6,646 owner-occupied single-family units compared to 2,349 single-family rental units. In Albany County, single-family units comprised 58.3 percent of all households compared with 71.7 percent statewide. Albany County had a total of 3,010 apartment rental units and total apartment units accounted for 19.5 percent of

all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 1,255 mobile homes in Albany County, which comprised 8.1 percent of all occupied housing units and compared to 13.0 statewide.

Table II.1.12 Households by Unit Type Albany County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Albany County				
Single-Family Unit	6,646	2,349	8,995	58.3%
Duplex	98	590	688	4.5%
Tri- or Four-Plex	25	1,412	1,437	9.3%
Apartments	0	3,010	3,010	19.5%
Mobile Homes	915	340	1,255	8.1%
Boat, RV, Van, Etc.	45	10	55	.4%
Total	7,729	7,711	15,440	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.1.13, below, shows the number of households by year of construction. As shown, 15.3 percent, or 2,361 units, were built in 1939 or earlier in the county, and another 644 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 2,855, which accounted for 18.5 percent of all households, and an additional 222 households, or 1.4 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.1.13 Households by Year Built Albany County 2010-2014 5-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,361	15.3%	24,514	10.9%
1940 to 1949	644	4.2%	10,454	4.6%
1950 to 1959	1,687	10.9%	22,142	9.8%
1960 to 1969	1,319	8.5%	18,728	8.3%
1970 to 1979	2,743	17.8%	49,663	22.0%
1980 to 1989	1,766	11.4%	32,994	14.6%
1990 to 1999	1,843	11.9%	26,751	11.9%
2000 to 2009	2,855	18.5%	35,858	15.9%
Built 2010 or Later	222	1.4%	4,410	2.0%
Total	15,440	100.0%	225,514	100.0%

Table II.1.14, below, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounted for only 3.2 percent of total housing units, while households with five and six rooms accounted for 19.2 and 11.8 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

Table II.1.14 Housing Units by Number of Rooms Albany County 2010-2014 5-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	596	3.2%	4,521	1.7%
Two	765	4.2%	7,349	2.8%
Three	2,217	12.1%	20,368	7.7%
Four	3,632	19.8%	42,809	16.1%
Five	3,534	19.2%	53,147	20.0%
Six	2,165	11.8%	41,493	15.6%
Seven	1,697	9.2%	31,612	11.9%
Eight	1,430	7.8%	25,739	9.7%
Nine or more	2,337	12.7%	38,157	14.4%
Total	18,373	100.0%	265,195	100.0%
Median Rooms	5	.	6	.

Table II.1.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 367 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.7 percent of total households in Albany County, which compared to 24.4 percent statewide. In Albany County, the 4,671 households with three bedrooms accounted for 30.3 percent of all households, and there were only 907 five-bedroom or more households, which accounted for 5.9 percent of all households.

Table II.1.15 Households by Number of Bedrooms Albany County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Albany County				
None	21	367	388	2.5%
One	309	1,771	2,080	13.5%
Two	1,578	2,857	4,435	28.7%
Three	3,078	1,593	4,671	30.3%
Four	1,990	969	2,959	19.2%
Five or more	753	154	907	5.9%
Total	7,729	7,711	15,440	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	100.0%

The age of a structure influences its value. As shown in Table II.1.16, at right, structures built in 1939 or earlier had a median value of \$156,300, while structures built between 1950 and 1959 had a median value of \$195,800 and those built between 1990 to 1999 had a median value of \$276,100. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$266,800 and \$287,800, respectively. The total average median value in Albany County was \$205,300, which compared to \$189,300 in the State of Wyoming.

Table II.1.16 Median Value by Year Structure Built Albany County 2010-2014 5-Year ACS Data		
Year Built	Albany County	State of Wyoming
1939 or earlier	156,300	153,700
1940 to 1949	174,400	140,900
1950 to 1959	195,800	158,200
1960 to 1969	215,800	177,300
1970 to 1979	208,000	184,100
1980 to 1989	175,600	197,900
1990 to 1999	276,100	233,600
2000 to 2009	266,800	252,800
Built 2010 or Later	287,800	258,900
Total	205,300	189,300

Household mortgage status is reported in Table II.1.17, below. In Albany County, households with a mortgage accounted for 59.6 percent of all households or 4,604 housing units, and the remaining 40.4 percent or 3,125 units had no mortgage. Of those units with a mortgage, 633 had either a second mortgage or home equity loan, 34 had both a second mortgage and home equity loan, and 3,937 or 85.5 percent had no second mortgage or no home equity loan.

Table II.1.17 Mortgage Status Albany County 2010-2014 5-Year ACS Data				
Mortgage Status	Albany County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,604	59.6%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	633	13.7%	12,104	13.1%
Second mortgage only	367	58.0%	5,864	48.4%
Home equity loan only	266	42.0%	6,240	51.6%
Both second mortgage and home equity loan	34	.7%	545	.6%
No second mortgage and no home equity loan	3,937	85.5%	80,039	86.4%
Housing units without a mortgage	3,125	40.4%	63,601	40.7%
Total	7,729	100.0%	156,289	100.00%

The median rent in Albany County was \$669 as compared to \$663 statewide, as seen in Table II.1.18, below.

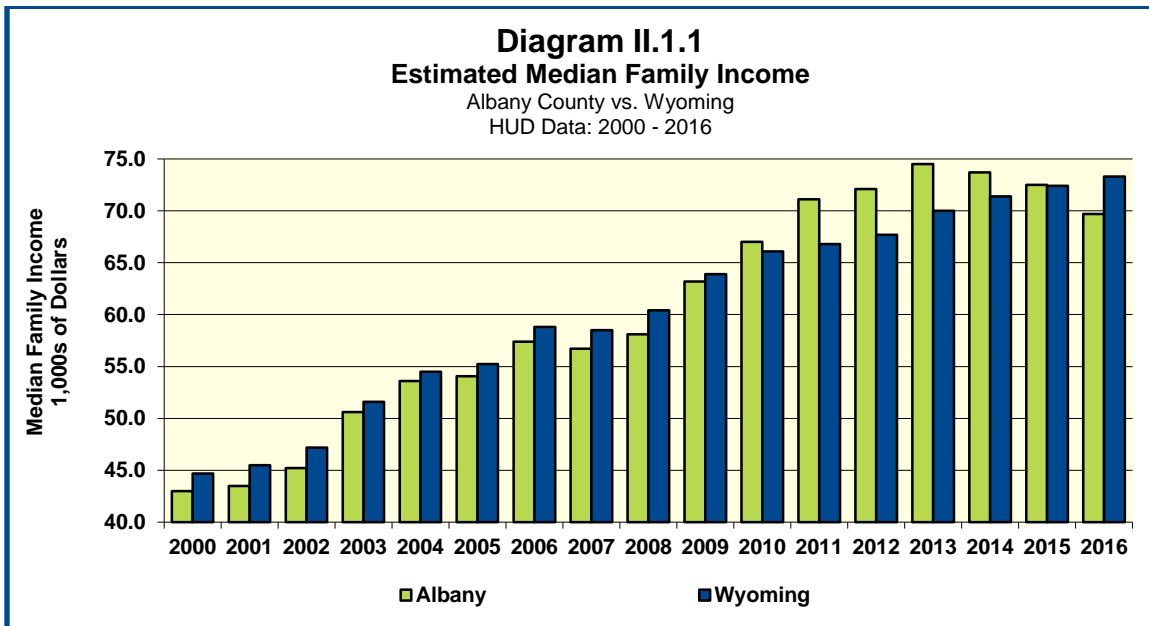
Table II.1.18 Median Rent Albany County 2010-2014 5-Year ACS Data	
Place	Rent
Albany County	\$669
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 60 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.19, below, and showed a net increase of 1,966 persons over the time period.

Table II.1.19			
Driver’s Licenses Exchanged and Surrendered			
Albany County			
WYDOT Data, 2000 – First Half of 2016			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012	1,108	1,187	-79
2013	1,336	1,099	237
2014	1,336	1,185	151
2015	1,317	1,181	136
2016 – First Half	600	540	60
Total	19,879	17,913	1,966

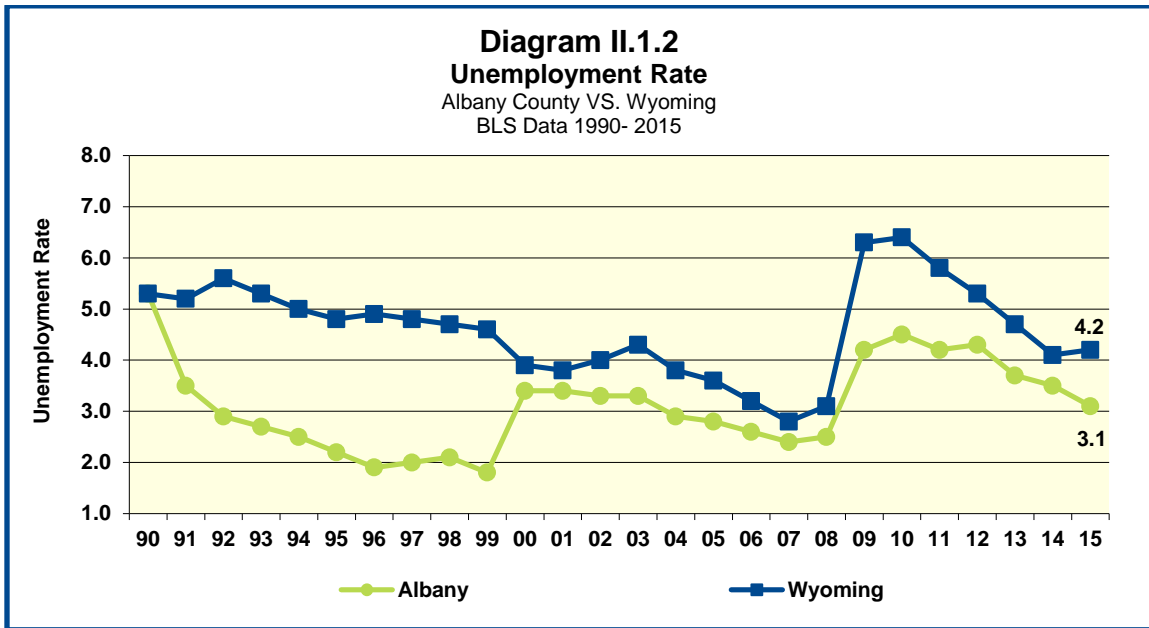
Economics

The HUD estimated MFI for Albany County was \$69,700 in 2016.⁷⁵ This compared to Wyoming’s MFI of \$73,300. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2016.



⁷⁵ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Albany County’s labor force, defined as the number of persons working or actively seeking work, increased by 355 persons, from 20,528 in 2014 to 20,883 in 2015. Employment increased by 427 persons; unemployment decreased by 72 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 3.5 percent in 2014 to 3.1 percent in 2015, as shown below in Diagram II.1.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.1.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 15,663 persons in 2015; this figure was higher than the 2014 average by 230 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	14,867	14,895	14,993	14,992	15,475	14,999	14,917	15,087	15,068	15,155	15,000
Feb	15,173	15,112	15,270	15,484	15,574	15,028	15,043	15,145	15,198	15,273	15,315
Mar	15,274	15,106	15,403	15,611	15,615	15,058	15,097	15,162	15,332	15,348	15,354
Apr	15,428	15,340	15,464	15,707	15,507	15,074	15,274	15,169	15,423	15,331	15,631
May	15,492	15,417	15,625	15,750	15,582	15,096	15,309	15,336	15,422	15,475	15,623
Jun	15,206	15,505	15,678	15,847	16,114	15,595	15,774	15,882	15,839	15,840	16,095
Jul	14,863	14,685	14,910	15,128	15,362	14,852	15,028	15,093	15,102	15,143	15,502
Aug	15,025	14,620	14,911	15,112	15,322	14,792	15,220	15,083	15,175	15,241	15,458
Sep	15,601	15,324	15,561	15,954	16,193	15,400	15,716	15,509	15,569	15,830	16,384
Oct	15,575	15,336	15,656	16,033	16,143	15,484	15,715	15,553	15,744	15,663	15,858
Nov	15,639	15,341	15,518	15,878	16,016	15,338	15,621	15,519	15,755	15,529	15,850
Dec	15,485	15,397	15,528	15,742	15,295	15,294	15,397	15,446	15,515	15,365	15,886
Annual	15,302	15,173	15,376	15,603	15,683	15,168	15,343	15,332	15,429	15,433	15,663
% Change	-8.84	-.84	1.34	1.48	.51	-3.28	1.15	-.07	.63	.03	1.49

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$726 in 2014. In 2015, average weekly wages saw an increase of 2.34 over the prior year, rising to \$743. These data are shown in Table II.1.21, below.

Table II.1.21 Average Weekly Wages Albany County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	
2002	485	491	537	521	508	7.17
2003	494	524	526	545	522	2.76
2004	480	518	519	500	504	-3.45
2005	531	562	573	572	559	10.91
2006	551	584	593	614	586	4.83
2007	581	628	630	647	622	6.14
2008	621	648	666	672	652	4.82
2009	639	674	682	699	674	3.37
2010	658	712	702	705	694	2.97
2011	676	713	720	751	715	3.03
2012	685	723	707	710	706	-1.26
2013	691	719	710	723	711	.71
2014	706	739	726	733	726	2.11
2015(p)	685	740	745	763	743	2.34

Total business establishments reported by the QCEW are displayed in II.1.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 1.28 percent to 1,258 establishments.

Table II.1.22 Number of Business Establishments Albany County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,085	
2002	1,089	1,094	1,115	1,117	1,117	2.51
2003	1,116	1,133	1,137	1,132	1,132	2.36
2004	1,121	1,138	1,144	1,151	1,151	.80
2005	1,151	1,181	1,188	1,178	1,178	3.16
2006	1,173	1,194	1,196	1,183	1,183	1.02
2007	1,177	1,189	1,189	1,193	1,193	.00
2008	1,204	1,213	1,231	1,232	1,232	2.78
2009	1,237	1,222	1,240	1,231	1,231	1.07
2010	1,230	1,228	1,226	1,213	1,213	-.73
2011	1,225	1,235	1,228	1,226	1,226	.41
2012	1,222	1,224	1,227	1,221	1,221	-.41
2013	1,221	1,226	1,235	1,234	1,234	.41
2014	1,238	1,246	1,251	1,247	1,247	1.38
2015(p)	1,252	1,269	1,267	1,258	1,258	1.28

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Albany County recorded 21,819 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$1,431,894,000, and real per capita income was \$37,870 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$43,980 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Albany County decreased by 1.7 percent from fourth quarter 2014 to fourth quarter 2015, from \$655 to \$644. During that same period, detached single-family home rents decreased by 5.5 percent, rents for mobile homes on lots increased by 12.7 percent, and rents for mobile home lots decreased by 4.7 percent.

Albany County rental prices experienced average annualized increases of 0.4 percent for apartments, 1.1 percent for houses, 1.4 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots since fourth quarter 1986 through the second quarter 2014. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.1.23, above, presents the Albany County data for each rental type.

Table II.1.23 Semiannual Average Monthly Rental Prices Albany County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	575	241	677	495
Q2.87	559	238	696	483
Q4.87	610	239	694	516
Q2.88	542	237	697	448
Q4.88	541	228	670	458
Q2.89	551	234	657	497
Q4.89	573	225	684	459
Q2.90	531	230	667	515
Q4.90	552	227	722	447
Q2.91	530	220	676	487
Q4.91	606	221	772	490
Q2.92	558	216	733	532
Q4.92	622	216	647	565
Q2.93	585	217	681	634
Q4.93	631	231	775	621
Q2.94	601	229	727	663
Q4.94	635	238	809	647
Q2.95	608	235	758	634
Q4.95	627	235	774	628
Q2.96	620	238	836	604
Q4.96	651	235	810	634
Q2.97	623	234	853	657
Q4.97	626	238	836	646
Q2.98	597	246	778	580
Q4.98	611	251	820	657
Q2.99	613	284	838	728
Q4.99	616	267	834	639
Q2.00	609	264	808	658
Q4.00	617	265	816	619
Q2.01	602	267	792	664
Q4.01	640	269	941	637
Q2.02	631	285	829	621
Q4.02	643	285	896	669
Q2.03	638	286	921	690
Q4.03	675	290	1,024	731
Q2.04	652	282	1,033	709
Q4.04	732	282	1,046	666
Q2.05	687	288	1,026	617
Q4.05	720	292	961	655
Q2.06	700	292	1,037	605
Q4.06	697	292	966	637
Q2.07	662	284	969	567
Q4.07	641	291	944	590
Q2.08	667	289	967	584
Q4.08	660	289	962	662
Q2.09	661	303	990	637
Q4.09	688	312	958	667
Q2.10	690	308	1,002	681
Q4.10	672	307	1,004	627
Q2.11	699	303	1,022	687
Q4.11	727	304	1,038	724
Q2.12	715	353	1,067	698
Q4.12	689	326	1,012	704
Q2.13	683	317	1,036	699
Q4.13	656	338	1,012	712
Q2.14	681	328	997	764
Q4.14	655	327	985	656
Q2.15	680	345	948	736
Q4.15	644	312	931	740

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Albany County increased from 99 authorizations in 2014 to 122 in 2015.

The real value of single-family building permits decreased from \$180,332 in 2014 to \$179,372 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2014. Additional details are given in Table II.1.24, below.

Table II.1.24 Building Permits and Valuation Albany County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	128	4	4	6	142	81.9	49.5
1981	121	8	19	80	228	77.4	62.1
1982	93	8	28	134	263	68.2	20.8
1983	138	2	103	47	290	67.7	24.9
1984	55	.	47	78	180	79.1	21.5
1985	29	2	.	76	107	111.1	16.3
1986	13	.	.	.	13	76.6	.
1987	14	.	.	8	22	90.3	26.8
1988	11	2	.	.	13	178.5	.
1989	15	.	.	.	15	157.8	.
1990	12	.	4	8	24	142.7	34.9
1991	31	.	.	16	47	127.9	28.3
1992	56	.	16	.	72	146.1	.
1993	69	.	4	.	73	149.2	.
1994	106	.	39	69	214	152.0	37.5
1995	102	4	20	48	174	158.8	42.7
1996	109	2	12	12	135	149.1	63.0
1997	98	4	52	.	154	175.7	.
1998	97	4	4	34	139	136.7	46.8
1999	101	.	12	92	205	165.4	57.5
2000	105	2	.	.	107	155.1	.
2001	135	.	4	144	283	148.3	71.3
2002	153	2	8	.	163	159.8	.
2003	193	2	28	48	271	154.0	54.7
2004	210	2	16	182	410	171.1	50.7
2005	192	.	110	292	594	162.0	76.8
2006	156	6	92	75	329	171.1	73.4
2007	192	.	24	48	264	176.9	76.9
2008	142	.	18	12	172	191.5	65.4
2009	103	.	4	25	132	177.0	69.2
2010	140	.	.	32	172	175.5	63.5
2011	145	.	.	318	463	147.3	70.9
2012	103	.	.	87	190	158.3	55.5
2013	125	2	.	12	139	159.0	82.2
2014	99	.	.	.	99	180.3	.
2015	122	.	.	20	142	179.4	41.1

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Albany County was \$238,721. This represented an increase of 1.3 percent from the previous year. Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.1.25, on the following page.

Table II.1.25 Average Sales Prices Albany County vs. Wyoming DOR Data, 2000–2014				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	118,196	.	131,207	.
2001	126,183	6.76	128,771	-1.86
2002	125,820	-0.29	138,295	7.40
2003	150,751	19.81	148,276	7.22
2004	175,320	16.30	159,558	7.61
2005	182,000	3.81	178,183	11.67
2006	184,159	1.19	219,438	23.15
2007	212,313	15.29	265,044	20.78
2008	222,151	4.6	256,045	-3.40
2009	215,069	-3.2	241,622	-5.63
2010	225,991	5.08	250,958	3.86
2011	213,452	-5.5	241,301	-3.85
2012	227,080	6.4	266,406	10.40
2013	222,725	-1.9	281,345	5.6
2014	235,562	5.8	263,432	-6.4
2015	238,721	1.3	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2016.⁷⁶ During June 2016, a total of 168 surveys were completed by property managers in Albany County. Of the 4,013 rental units surveyed, 259 were vacant, indicating a vacancy rate of 6.5 percent. This compares to a 8.2 percent vacancy rate one year ago, as shown in Table II.1.26, at right, and a June 2016 statewide vacancy rate of 8.6 percent.

Table II.1.26 Total Units, Vacant Units, and Vacancy Rate Albany County RVS Data, June 2001 – June 2015				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	8	528	33	6.3%
2001b	11	779	9	1.2%
2002a	13	664	38	5.7%
2002b	18	1,210	24	2.0%
2003a	17	1,077	48	4.5%
2003b	23	1,243	30	2.4%
2004a	25	1,064	40	3.8%
2004b	26	1,326	24	1.8%
2005a	39	1,374	39	2.8%
2005b	37	2,095	131	6.3%
2006a	43	2,076	142	6.8%
2006b	43	2,056	98	4.8%
2007a	50	2,003	52	2.6%
2007b	61	2,442	75	3.1%
2008a	78	2,958	126	4.3%
2008b	101	2,376	103	4.3%
2009a	100	3,006	314	10.5%
2009b	105	2,408	63	2.6%
2010a	119	2,049	106	5.2%
2010b	114	2,160	59	2.7%
2011a	107	1,917	94	4.9%
2011b	110	2,228	48	2.2%
2012a	147	2,274	87	3.8%
2012b	157	2,759	115	4.2%
2013a	156	3,072	171	5.6%
2013b	162	4,173	270	6.5%
2014a	158	3,072	202	6.6%
2014b	162	3,034	226	7.4%
2015a	189	3,030	248	8.2%
2015b	158	3,194	212	6.6%
2016a	168	4,013	259	6.5%

⁷⁶ Those signified as a in the “year” column of Table II.1.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.1.3, below, shows the historical vacancy rate from Albany County and Wyoming. As can be seen, the vacancy rate in Albany County has been similar to the statewide vacancy rate, trending roughly the same, but decreasing below the statewide rate for the last two surveys.

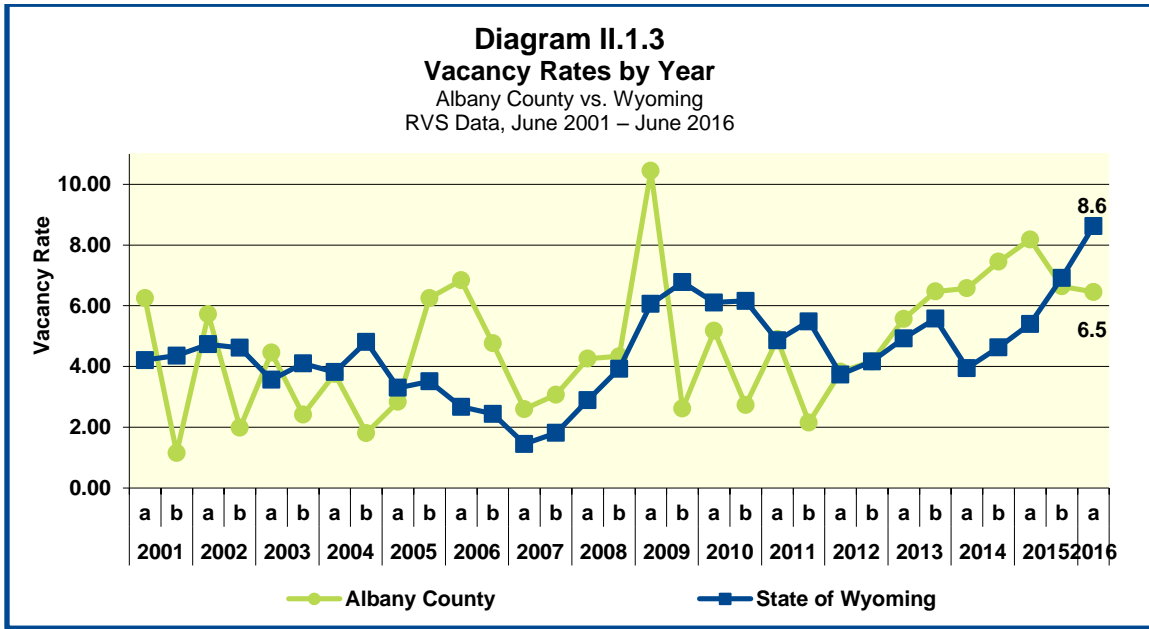


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the first half of 2016, rents for single-family units rose to \$995 and average rent for apartments increased to \$708.

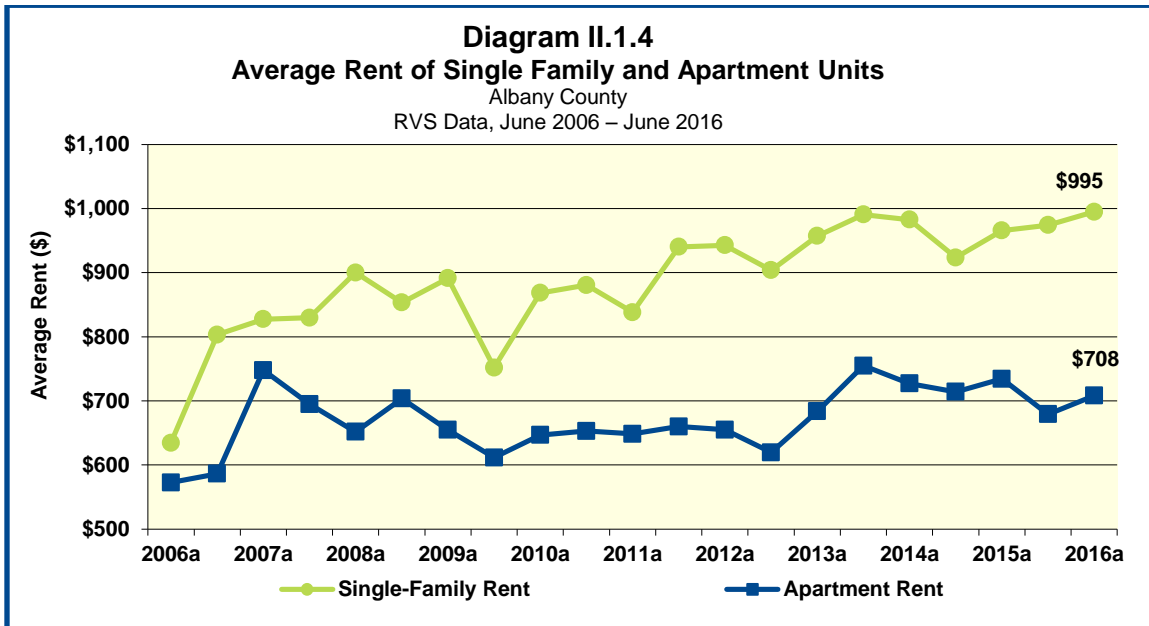


Table II.1.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 199 single family units in Albany County, with 12 of them available. This translates into a vacancy rate of 6.0 percent in Albany County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 2,854 apartment units reported in the survey, with 183 of them available, which resulted in a vacancy rate of 6.4 percent. This compares to a statewide vacancy rate of 7.9 percent for apartment units across the state.

Table II.1.27			
Rental Vacancy Survey by Type			
Albany County			
RVS Data, June 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	199	12	6.0%
Duplex units	92	3	3.3%
Apartments	2,854	183	6.4%
Mobile Homes	160	4	2.5%
“Other” Units	12	0	.0%
Don’t Know	696	57	8.2%
Total	4,013	259	6.5%

Table II.1.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 82 units. The most common apartment units were two bedroom units, with 707 units. Additional details of unit types by bedrooms are reported below.

Table II.1.28							
Rental Units by Bedroom Size							
Albany County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	80	0	0	.	80
One	10	5	298	1	0	.	314
Two	31	37	707	68	4	.	847
Three	82	12	173	56	5	.	328
Four	18	1	436	0	2	.	457
Five	5	0	0	0	0	.	5
Don’t Know	53	37	1,160	35	1	696	1,982
Total	199	92	2,854	160	12	696	4,013

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.1.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units .

Table II.1.29							
Available Rental Units by Bedroom Size							
Albany County RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	0	4	0	0	.	5
One	0	0	25	0	0	.	25
Two	3	0	56	1	0	.	60
Three	0	1	5	0	0	.	6
Four	0	0	1	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	8	2	92	3	0	57	162
Total	12	3	183	4	0	57	259

Table II.1.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 8.4 percent, with two bedroom single family units having the highest vacancy rate at 9.7 percent.

Table II.1.30							
Vacancy Rates by Bedroom Size							
Albany County RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	5.0%	%	%		6.3%
One	.0%	.0%	8.4%	.0%	%		8.0%
Two	9.7%	.0%	7.9%	1.5%	.0%		7.1%
Three	.0%	8.3%	2.9%	.0%	.0%		1.8%
Four	.0%	.0%	.2%	%	.0%		.2%
Five	.0%	%	%	%	%		.0%
Don't Know	15.1%	5.4%	7.9%	8.6%	.0%	8.2%	8.2%
Total	6.0%	3.3%	6.4%	2.5%	.0%	8.2%	6.5%

Average market-rate rents by unit type are shown in Table II.1.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.1.31						
Average Market Rate Rents by Bedroom Size						
Albany County RVS Data, June 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$300	\$	\$456	\$	\$	\$439
One	\$591	\$594	\$551	\$	\$600	\$566
Two	\$814	\$713	\$687	\$680	\$575	\$724
Three	\$1,141	\$973	\$863	\$763	\$983	\$963
Four	\$1,332	\$	\$1,182	\$	\$	\$1,279
Five	\$1,138	\$	\$	\$	\$	\$1,138
Total	\$995	\$818	\$708	\$751	\$865	\$825

Table II.1.32 below, shows vacancy rates for single family units by average rental rates for Albany County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.1.32			
Single Family Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, June 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	1	50.0%
\$500 to \$1,000	43	1	2.3%
\$1,000 to \$1,500	78	5	6.4%
Above \$1,500	3	0	.0%
Missing	73	5	6.8%
Total	199	12	6.0%

The availability of apartment units by average rent is displayed in Table II.1.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 3.8 percent.

Table II.1.33			
Apartment Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, June 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	125	13	10.4%
\$500 to \$1,000	1,306	50	3.8%
\$1,000 to \$1,500	781	48	6.1%
Above \$1,500			%
Missing	642	72	11.2%
Total	2,854	183	6.4%

Table II.1.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 4.1 percent.

Table II.1.34			
Mobile Home Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, June 2016			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	98	4	4.1%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	62	0	.0%
Total	160	4	2.5%

Table II.1.35, on the following page, shows the condition of rental units by unit type for Albany County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in excellent condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.1.35 Condition by Unit Type Albany County RVS Data, June 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	38	39	170	13	5	.	265
Good	45	43	1,777	118	5	.	1,988
Excellent	46	8	834	29	1	.	918
Don’t Know	70	2	73	0	1	696	842
Total	199	92	2,854	160	12	696	4,013

The availability of single family units based on their condition is displayed in Table II.1.36, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 2.6 percent.

Table II.1.36 Condition of Single Family Units by Vacancy Status Albany County RVS Data, June 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	38	1	2.6%
Good	45	3	6.7%
Excellent	46	3	6.5%
Don’t Know	70	5	7.1%
Total	199	12	6.0%

Table II.1.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 2.4 percent.

Table II.1.37 Condition of Apartment Units by Vacancy Status Albany County RVS Data, June 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	170	4	2.4%
Good	1,777	144	8.1%
Excellent	834	26	3.1%
Don’t Know	73	9	12.3%
Total	2,854	183	6.4%

Table II.1.38, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 1.7 percent.

Table II.1.38 Condition of Mobile Home Units by Vacancy Status Albany County RVS Data, June 2016			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	13	1	7.7%
Good	118	2	1.7%
Excellent	29	1	3.4%
Don't Know	0	0	%
Total	160	4	2.5%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.1.39, on the following page, 16 respondents said they would prefer more single family units, 11 respondents wanted more apartment units, and 22 respondents indicated they would prefer more units of any type.

Table II.1.39 If you had the opportunity to own/manage more units, how many would you prefer Albany County RVS Data, June 2016	
Unit Type	Respondents citing more units
Single family units	16
Duplex Units	6
Apartments	11
Mobile homes	3
Other	0
All types	22
Total	58

Table, II.1.40, on the following page, shows the most common answers from the 2016 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Albany County had a total of 80 respondents, with an average persons per household of 2.6 people. Of new residents to Albany County, 48.6 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 67.5 percent of respondents renting their residence. The average mortgage payment in Albany County was \$869 and the average rent was \$774. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with thier current housing.

Table II.1.40	
Most Replied Response	
Albany County	
HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	80
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (42.3%)
Marital status	Not Married (48.6%)
Primary reason for moving to Wyoming	New job (28.8%)
In which industry are you primarily employed	Other (21.5%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (28.8%)
Total household income from all sources	\$50,000 to \$74,999 dollars (18.0%)
Current Housing Characteristics	
Current Residence	Single family home (42.5%)
Do you own or rent	Rent (67.5%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.8
Average mortgage payment	\$869
Average rental payment	\$774
Are you satisfied with your current housing	Satisfied with current housing (80.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (50.0%)
Are you seeking to change your housing situation	Seeking different housing (70.0%)
What type of unit are you seeking	Single family home (71.4%)
Type of tenure seeking	Seeking to buy (71.4%)
If own, do you plan on building or buying	Build a new unit (80.0%)
Expected buying price	Not sure (50.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	\$601 to \$700 dollars (50.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 71.4 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 71.4 percent wanted to buy and 28.6 wanted to rent their next residence. Most residents wishing to build a house anticipated spending between and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.⁷⁷

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2014 5-year ACS data, 148 or 1.0 percent of households in Albany County were overcrowded and another 155 or 1.0 percent of units were severely overcrowded, as shown in Table II.1.41, on the following page.

⁷⁷ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

This housing problem was far more prevalent in renter households as compared to owner households.

Table II.1.41				
Overcrowding and Severe Overcrowding				
Albany County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Albany County				
Owner				
Households	7,640	89	0	7,729
Percentage	98.8%	1.2%	.0%	100.0%
Renter				
Households	7,497	59	155	7,711
Percentage	97.2%	.8%	2.0%	100.0%
Total				
Households	15,137	148	155	15,440
Percentage	98.0%	1.0%	1.0%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2014 5-year ACS, a total of 294 units or 1.6 percent of all housing units in Albany County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.1.42, at right.

Table II.1.42		
Housing Units with Incomplete Kitchen Facilities		
Albany County		
2010-2014 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	18,079	258,329
Lacking Complete Kitchen Facilities	294	6,866
Total Housing Units	18,373	265,195
Percent Lacking	1.6%	2.6%

At the time of the 2014 ACS, a total of 398 units or 2.2 percent of all housing units in Albany County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.1.43, below.

Table II.1.43		
Housing Units with Incomplete Plumbing Facilities		
Albany County		
2010-2014 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Plumbing Facilities	17,975	259,378
Lacking Complete Plumbing Facilities	398	5,817
Total Households	18,373	265,195
Percent Lacking	2.2%	2.2%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Albany County, 16.3 percent of households had a cost burden and 22.2 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 14.5 percent of homeowners with a mortgage in Albany County experienced a cost burden and 12.7 percent experienced a severe cost burden, while 20.9 percent of renters had a cost burden and 35.4 percent had a severe cost burden, as seen in Table II.1.44, on the following page.

Table II.1.44 Cost Burden and Severe Cost Burden by Tenure Albany County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Albany County					
Owner With a Mortgage					
Households	3,341	669	585	9	4,604
Percent	72.6%	14.5%	12.7%	.2%	100.0%
Owner Without a Mortgage					
Households	2,793	225	107	0	3,125
Percent	89.4%	7.2%	3.4%	.0%	100.0%
Renter					
Households	2,793	1,615	2,728	575	7,711
Percent	36.2%	20.9%	35.4%	7.5%	100.0%
Total					
Households	8,927	2,509	3,420	584	15,440
Percent	57.8%	16.3%	22.2%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,420 loans purchased in Albany County between 1979 and 2016, with 41 occurring in fiscal 2016. The average home size over the period was 1,125 square feet and 1,295 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1977. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$56,812. The average purchase price in fiscal 2016 was \$174,287. In fiscal 2016, 7.3 percent of loans purchased were for new construction, and 19.5 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

